



TO LET

**MAKING
PROPERTY
WORK**

SHW.CO.UK

OFFICE – 835 SQ FT (77.57 SQ M)

Olivier House, Lower Ground Floor (South), BN2 1TL, Brighton, East Sussex, BN2 1TL

SHW

Rent | £19,205 PAX Plus VAT

LOCATION

Olivier House is located on the corner of Marine Parade and Madeira Place. Marine Parade is the A259 coast road leading to central Brighton and on to Worthing to the west and to the marina and along to Eastbourne in the east.

The property is located east of the Old Steine A23 which provides access to the M23 linking to Gatwick to the north. Brighton railway station is approximately 15 minutes' walk.

DESCRIPTION

The available space is on the lower ground floor and is currently open plan with perimeter trunking on the east side. Ajoining onto the main office space is a storage room present with a sink.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Ground Floor	835	77.57

RENT

£19,205.p.a.x

Car parking space available at £500 per quarter plus VAT.

LEASE TERM

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed

AMENITIES

- Car parking space available separately
- Personnel lift
- Entry phone system
- Storage
- Modern space

RATES

The current 2017 Rateable Value of the property is £6,790

SERVICE CHARGE

More information available on request.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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